# Publication copy

Association Exhibits Q (2010 Open Space application), R (2010 County correspondence), S (Township Resolution 2010-72), T (County letter October 15, 2026)

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Published by Ronald W. Yarbrough, plaintiff, as part of the public record of Yarbrough v. Lake Centerton Park Homeowners Association, Inc., et al., Superior Court of New Jersey, Chancery Division, Salem County, Docket No. SLM-C-000017-26.

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# EXHIBIT Q

2010 Salem County Open Space Preservation Application and Supporting Materials

# OPEN SPACE PRESERVATION APPLICATION

Salem County Open Space
Advisory Committee

**www.salemcountynj.gov**

**Project Title:** CENTERTON LAKE PROPERTY **DATE** 3/3/10

## 1. PROPERTY OWNER INFORMATION

Name of Applicant: CLIFF WHEATON (SECRETARY LAKE CENTERTON HOMEOWNERS ASSOC.)

Address: 23 LAKE CENTERTON DR. PITTSGROVE, N.J. 08318

Principal Contact Person: CLIFF WHEATON

Address: 23 LAKE CENTERTON DR PITTSGROVE, N.J. 08318

Day Phone: 856-358-7579 Fax: _____ Cell: 609-319-6302

Applicant is: __Municipality __Private Owner __Charitable Entity ✓Other

Name of Owner: LAKE CENTERTON PARK HOMEOWNERS ASSOCIATION

Address: 23 LAKE CENTERTON DR PITTSGROVE, N.J. 08318

Day Phone: 856-358-7579 Fax: _____ Cell: 609-319-6302

Property Owner(s) is: ___Municipality ___Private Owner __Charitable Entity
✓Other (specify) HOMEOWNERS ASSOCIATION

I hereby certify that I am aware that this application is being submitted to the Salem County Open Space Advisory [redacted]

I hereby give my permission for members of the Salem County Open Space Advisory [redacted] and its authorized representative to go on site to perform an evaluation and verify the information contained in this application. (prior notification of site visitation will be provided)

Signature of owner or representative: Clifford C. Wheaton 3/3/10
Date

CLIFF WHEATON
Print name

## 2. PROPERTY INFORMATION

Street location (address if available) of property: 23 LAKE CENTERTON DR PITTSGROVE N.J. 08318 - LAKE IN FRONT OF PROPERTY

Municipality where site is located: PITTSGROVE TOWNSHIP

Block 1503 / 1501 / 1702 Lot 73 / 4 / 4 Deed Book _____ Page # _____

Zoning of site Q FARM

Size of Area to be Purchased (if less than total acreage) 102 ACRES

Current Land Use of Site LAKE - RECREATIONAL 85AC LAND - FARMING 17AC

Appraised value of property _____

Entity taking Title to Land: _____

## 3. PROPERTY CONDITIONS

Please indicate Y/N and give details:

A. Is property identified in the municipal Open Space Plan? N

B. Are there any and what kind of Deed Restrictions? N

Encumbrances? N Easements? N Right of Way? N

Mortgages or Liens? N

C. Is the site currently serviced by public water? N public sewer? N

If not, are these services available to the site? Water N Sewer? N

D. Is there any water allocation on the property? N if yes, N gal/yr?

E. Are you aware of any hazardous substances, contaminations or abandoned landfills on the site? N

F. If yes, please explain. N/A
(Soils testing may be required)

G. Status of any current applications or development approvals with other agencies, entities or individuals: N/A

H. Are you aware of any of the following characteristics that relate to the site? (Y/N) Give brief description

Historical or archeological site? N

Threatened or endangered (T&E) species habitat? ONE BALD EAGLES NEST

Specimen trees or mature forests? N

Water access? LAKE

Wetlands? LAKE
(formal wetlands delineation may be required)

**4. ATTACHMENTS: ( attach as many as are available)**
(assistance is available from the Salem County Planning Office)

- ✓ Resolution of support from municipal governing body
- ✓ A site location map-attach a legible street map with the site clearly indicated.
- ✓ Aerial Photo (may be obtained from the County Planning Office or NJDEP iMap website)
- ✓ A tax map outlining site boundaries
- ____ Identify adjacent land uses
- ✓ A copy of the surveys and current deed of ownership
- ____ A copy of any deed restrictions on the property
- ✓ Pictures of important features or areas of the property
- ____ Recent property appraisal or letter of valuation (see section 8)

**5. FUNDING INFORMATION**

Funding from the Salem County Open Space program will be provided for acquisition costs only, and will not include appraisal, survey, title or closing costs which must be provided by the sponsoring party to the application. Funding will be provided up to 50% of the purchase price of the property.

What is the amount of funding you are requesting? $400,000

Have you or will you apply for any other funding for this proposal? If yes, give sources of funding and amounts.

SOURCE GREEN ACRES PROGRAM AMOUNT APPROX $400,000
SOURCE _____ AMOUNT _____
SOURCE _____ AMOUNT _____

**6. PROPOSED USE OF PROPERTY**

Provide a narrative describing **Multiple Community Values.** The purpose of this section is to determine whether the property has significant natural, scenic, and public policy values important to the community.

Address the following:

A. Significant Habitat Diversity- does the property contain significant wildlife and plant habitat types and diversity such as shrub/grassland, riparian, broadleaf forest, conifer forest and agricultural land;
B. Significant Water Resources, Fishery or Recharge Area- does the property contain a perennial river, stream, water bodies or wetlands that constitute a significant water resource, fishery or aquifer recharge area.
C. Scenic value- is the property visible from a federal or state highway, primary county road, or a minor county read and is it considered to be within or near a publicly identified area as having scenic value.
D. Public Policy- is the property located in an area where the proposed use is encouraged by an adopted land use plan or regulation.
E. What property is adjacent? Is it conserved property? What is use of adjacent property?

## 7. MANAGEMENT AND MAINTENANCE OF PROPERTY

What entity will have responsibility for maintenance, land management, liability coverage, patrol, and security, utility and other associated costs, recreational use, environmental education and trail uses of the property and what history do they have of managing public use such as those proposed or working with nonprofit or private entities to perform these functions.

## 8. ADDITIONAL SUPPORTING RESOLUTION, LETTERS, INFORMATION

A resolution of support from the local municipal governing body is required to be included with the application.

Provide letters of support from interested and affected public and private entities.

Include any other information which would support the request including preliminary appraisal letter from a qualified appraiser (the appraisal should be no more than six (6) months old), and a letter from the applicant describing why the proposal should be approved for funding. Describe the importance of your proposal, how it meets the intent of the Salem County Open Space program and why it should be chosen above others.

RETURN TO: SALEM COUNTY OPEN SPACE ADVISORY
[redacted]
ATTN: KRIS ALEXANDER, SECRETARY
WARE BUILDING
51 CHENEY ROAD, Suite 3
WOODSTOWN, NJ 08098

**CERTIFICATION:**

The attached application form has been fully and accurately completed and that all applicable addenda are included. I further understand and acknowledge that the County of Salem will rely on the information contained herein. I indemnify and hold harmless the County of Salem for any inaccuracies contained herein or omissions from this application. I further waive any actions I may have against the County of Salem from any liability resulting therefrom.

Signature: Clifford C. Wheaton

Title: SECRETARY - LAKE CENTERTON PARK HOMEOWNERS ASSOCIATION

Date: 5/18/2010

I, Kathleen Kelly Rivers-Rambone, certify that above signature was signed in my presence.

Date: 5/18/2010 KATHLEEN KELLY RIVERS-RAMBONE NOTARY PUBLIC OF NEW JERSEY [redacted] Expires 1/6/2014 Notary Seal

Truth Statement

I hereby certify that I am aware that this application is being submitted to the Salem County Open Space Advisory [redacted] I am aware that a fair market appraisal will be utilized to determine the value of the property and I hereby give my permission for appraisers to go on site to perform the evaluation.

Signature of owner or representative: Clifford C. Wheaton

If person signing is different than owner, please enclose Power of Attorney, indicate relationship to owner and reason why owner's signature is not available:

_____

Legal authority to represent owner: _____

I, Kathleen Kelly Rivers-Rambone, certify that the above signature was signed in my presence.

Date: 5/18/2010 Notary seal

KATHLEEN KELLY RIVERS-RAMBONE
NOTARY PUBLIC OF NEW JERSEY
[redacted] Expires 1/6/2014

**Narrative a required by sections 6 and 7 of the Open Space Preservation Program Application**

6. Proposed Use of Property

The Centerton Lake property consists of an 80 acre lake and an additional 18 acres of land bordering the west side of the lake. The property contains significant wildlife and plant habitat types including blue herons, bald eagles, various game fish, deer, turkeys, etc. The lake is fed by the Muddy Run and Indian Run tributaries. The Centerton Lake property is clearly visible from the intersection of county roads 553 and 540 and is located virtually in the heart of Pittsgrove Township's Centerton area. The Centerton Lake property is just north of Parvin State Park and would likely make a natural addition or extension to the park with its additional body of water, trails, and land bordering the west side of the lake.

7. Management and Maintenance of Property

The proposal would be to have the current Lake Centerton Homeowners repair/replace the Centerton Lake dam and then turn the property over to Green Acres and/or the Salem County Open Space Preservation program for future management and maintenance. As indicated in number six above, we believe the property would make a natural addition or extension to Parvin State Park. It would also coincide with the Mission of Green Acres which is "To achieve, in partnership with others, a system of interconnected open spaces, whose protection will preserve and enhance New Jersey's natural environment and its historic, scenic, and recreational resources for public use and enjoyment."

# RESOLUTION NO. 2010-72

Of The Township Of Pittsgrove
In The County Of Salem , State Of New Jersey

## RESOLUTION SUPPORTING THE APPLICATION TO THE SALEM COUNTY OPEN SPACE PRESERVATION FUND

WHEREAS, Lake Centerton Park Homeowner's Association (LCPHA) is interested in pursuing preservation of their property known as Centerton Lake, Pittsgrove (Block 1503, Lot 74; Block, 1501, Lot 4; and Block 1702, Lot 4) comprising 102 acres; and

WHEREAS, the Salem County Open Space Advisory [redacted] on behalf of the Salem County Board of Chosen Freeholders is currently accepting applications for Open Space Preservation; and

WHEREAS, the LCPHA took official action on April 24, 2010 to authorize the Open Space Preservation Application; and

WHEREAS the LCPHA will be filing an application with the Salem County Open Space Advisory [redacted] for Open Space Preservation which requires a resolution of support from the local municipal governing body accompany the application;

NOW THEREFORE, BE IT RESOLVED by the Township [redacted] of the Township of Pittsgrove that the Township is in support of the LCPHA's application to the Salem County Preservation Fund for preservation of Centerton Lake (Block 1503, Lot 74; Block 1501, Lot 4; and Block 1702, Lot 4).

ATTEST:

Constance S. Garton, Clerk

Linda A. DuBois, Mayor

May 12, 2010
Date

## CERTIFICATION

I certify the above to be a true and correct copy of a resolution adopted by the Pittsgrove Township [redacted] at a regular meeting of that body held May 12, 2010.

Constance S. Garton
Township Clerk



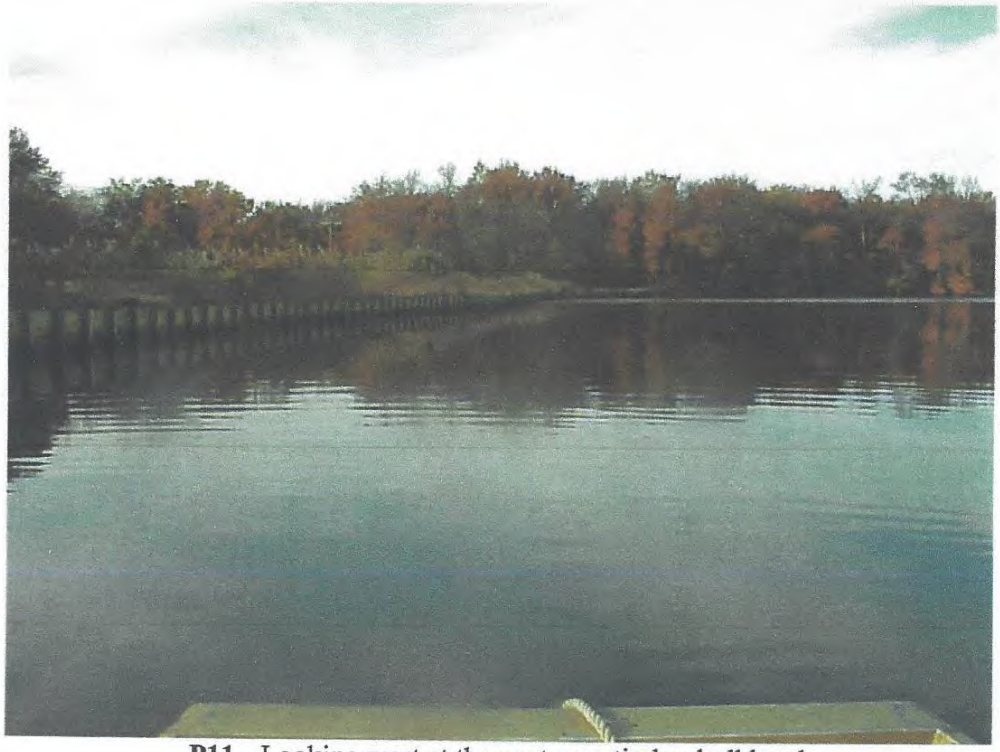
Aerial photo of lake and dam looking north



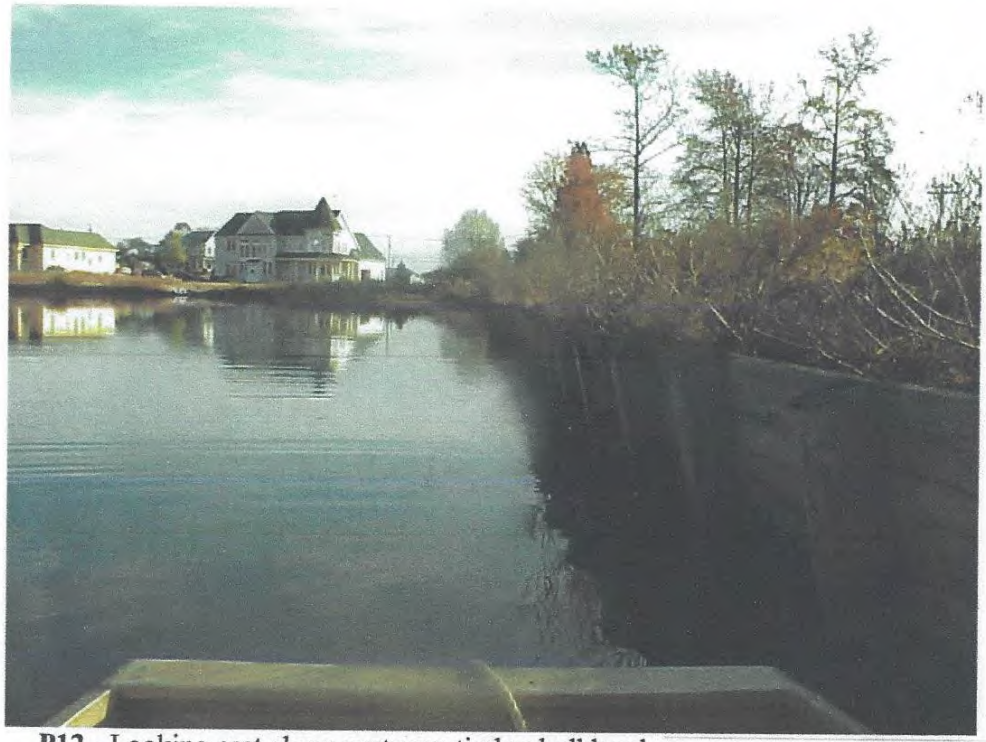
Aerial photo of lake looking east



View from east side of lake



**P11** - Looking west at the upstream timber bulkhead



**P12** - Looking east along upstream timber bulkhead. .



**P13** - Looking east along western portion of the upstream slope of the dam

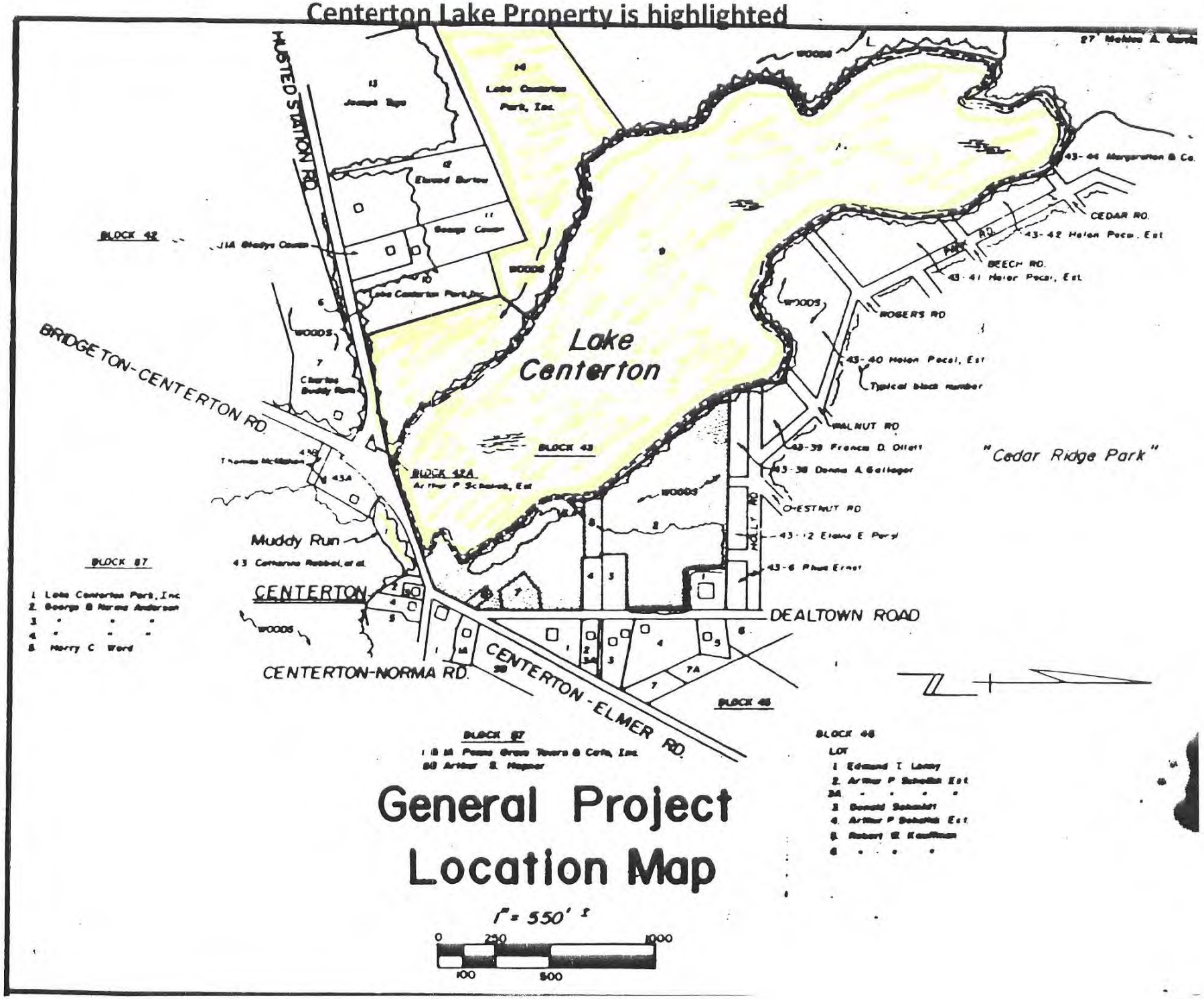


**P14** - Looking north at Centerton Lake from the dam crest



17 acre parcel of land on the west side of the lake

Centerton Lake Property is highlighted

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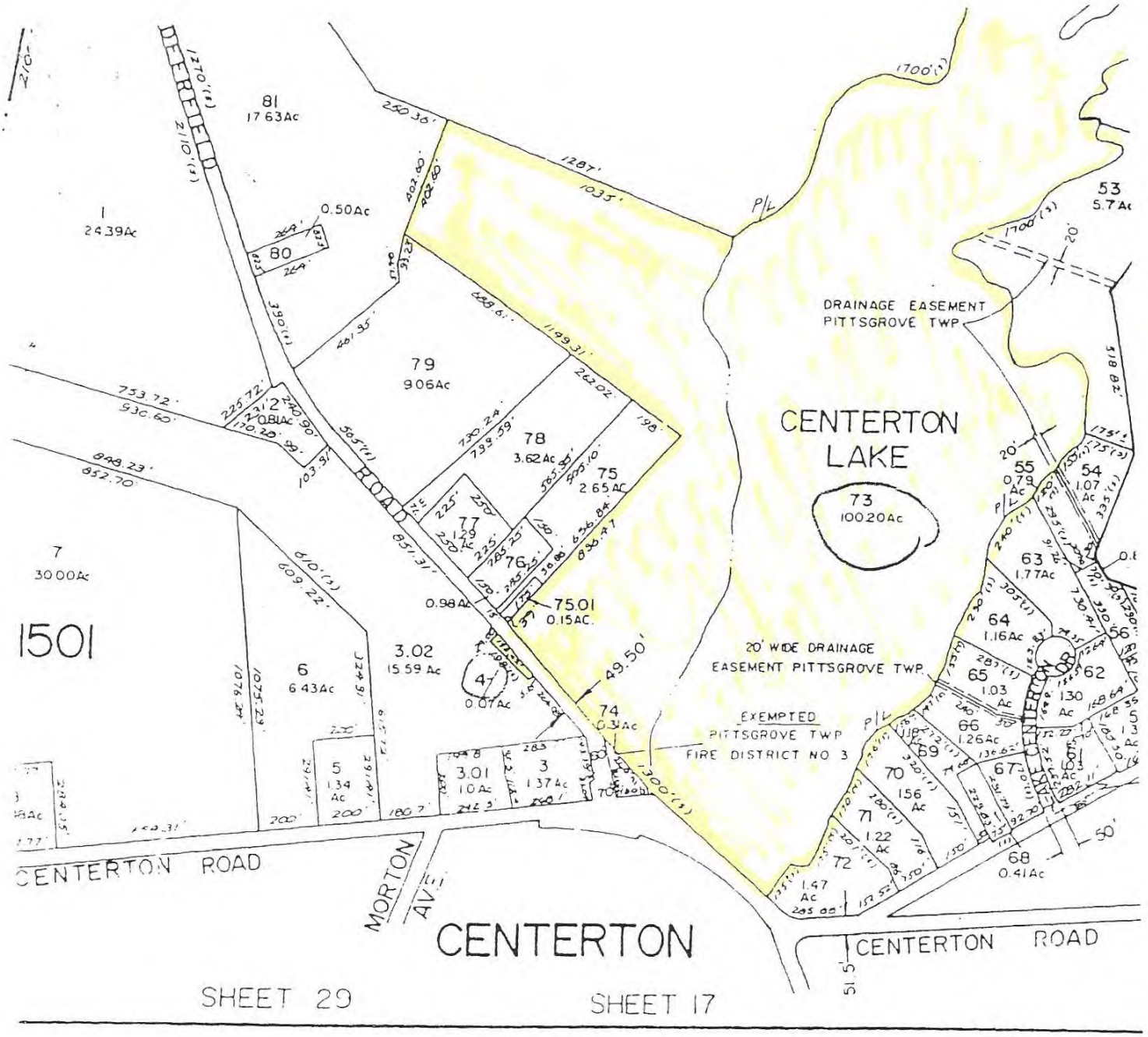
81
17.63Ac
1
24.39Ac
0.50Ac
80
79
9.06Ac
78
3.62Ac
75
2.65Ac
77
1.29
Ac
76
0.98Ac
75.01
0.15AC.
74
0.31Ac
47
0.07Ac
2
0.81Ac
7
30.00Ac
1501
6
6.43Ac
3.02
15.59 Ac
5
1.34
Ac
3.01
1.0Ac
3
1.37Ac
DEERFIELD
ROAD
CENTERTON ROAD
MORTON AV.
CENTERTON
CENTERTON LAKE
73
100.20Ac
DRAINAGE EASEMENT
PITTSGROVE TWP
20' WIDE DRAINAGE
EASEMENT PITTSGROVE TWP
EXEMPTED
PITTSGROVE TWP
FIRE DISTRICT NO 3
53
5.7Ac
55
0.79
Ac
54
1.07
Ac
63
1.7Ac
64
1.16Ac
65
1.03
Ac
66
1.26Ac
62
1.30
Ac
69
70
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Ac
67
71
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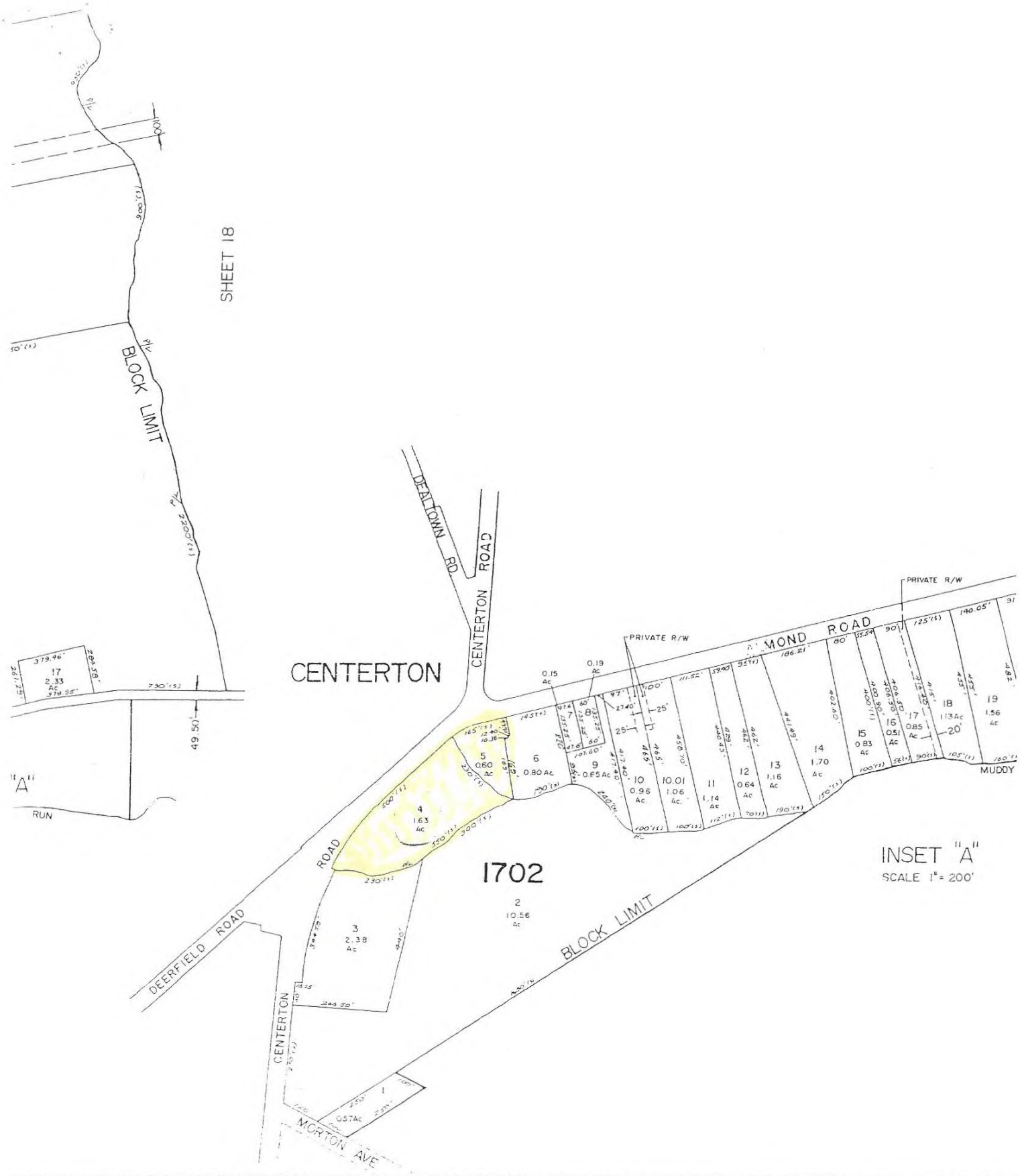
Ac
72
1.47
Ac
68
0.41Ac
SHEET 29
SHEET 17


SHEET 18
BLOCK LIMIT
CENTERTON
DEALTOWN RD
CENTERTON ROAD
PRIVATE R/W
MOND ROAD
MUDDY
1702
DEERFIELD ROAD
CENTERTON ROAD
MORTON AVE
INSET "A"
SCALE 1" = 200'
"A"
RUN
49.50'

# EXHIBIT R

July 1 and July 15, 2010 Salem County Open Space Correspondence

Salem County Open Space Advisory [redacted]
51 Cheney Road, Suite 3
Woodstown, NJ 08098

July 1, 2010

Lake Centerton Park Homeowners Association
23 Lake Centerton Drive
Pittsgrove, NJ 08318
ATTN: Cliff Wheaton

RE: Open Space Application

Dear Mr. Wheaton:

The Salem County Open Space Advisory [redacted] (OSAC) reviewed your application at their June 23, 2010 meeting. The [redacted] members would like some clarification on the following questions:

1. Identify the cost of the repair/replace of the dam.
2. Identify the source of the estimate
3. How much is the Association actually requesting. On your application you state $400,000, but you also list Green Acres as a source for $400,000.
4. Since your intention is to turn ownership over to another entity, has the Association contacted Pittsgrove Township

If you could please provide the clarification to the above mentioned questions before the next scheduled OSAC meeting on July 28, 2010 it would be most helpful.

Sincerely,

Kris Alexander
Secretary

Lake Centerton Homeowners Association
23 Lake Centerton Drive
Pittsgrove, NJ 08318

Tel: [redacted]
Cell: [redacted]
Email: [redacted]

July 15, 2010

Salem County Open Space Advisory [redacted]
51 Cheney Road, Suite 3
Woodstown, NJ 08098
ATTN: Kris Alexander

Re: Centerton Lake Property
Salem County Open Space Preservation Application

Dear Ms. Alexander:

I received your July 1, 2010 letter indicating that the Salem County Open Space Advisory [redacted] (OSAC) would like some clarification on several questions.

Below are answers to those questions.

1. Identify the cost of the repair/replace of the dam.

   We worked with several contractors and engineers and decided to go with a proposal / estimate from a company named Marine Maintenance & Construction for a total cost not to exceed $511,000.

2. Identify the source of the estimate.

   As indicated in number one above, the estimate is from Marine Maintenance and Construction.

3. How much is the Association actually requesting. On your application you state $400,000, but you also list Green Acres as a source for $400,000.

   Green Acres agreed to provide the Homeowners Association with a grant of $400,000 about two years ago. The Association did not act on the grant at that time. We contacted Green Acres about one month ago and they felt that the $400,000 may still be available for the project but would not know for sure until

their new fiscal year starts. It is my understanding that Green Acres new fiscal year started July 1, 2010 although we have not hear anything from them since our last communication with them in mid June. In our application to the OSAC we would like to request the difference between what Green Acres will ultimately agree to provide and the final cost of the dam repair ($511,000).

4. Since your intention is to turn ownership over to another entity, has the Association contacted Pittsgrove Township?

   Yes. The formal resolution of support from Pittsgrove Township was provided as part of our application for open space funding.

Thank you for your help with this matter. If there is anything else that is needed to help with the review and approval of the application, please let me know.

Sincerely,

Clifford C. Wheaton
Secretary/Treasurer
Lake Centerton Homeowners Association

# EXHIBIT S

Pittsgrove Township Request and Resolution No. 2010-72

COPY

Lake Centerton Park Homeowners Association
23 Lake Centerton Drive
Pittsgrove, NJ 08318

March 17, 2010

Ms. Deborah Turner-Fox
Pittsgrove Township Administrator
989 Centerton Road
Pittsgrove, NJ 08318

Re: Centerton Lake
Request for Resolution of Support for Open Space Preservation funds

Dear Ms. Fox:

As part of bringing the Lake Centerton Dam in line with DEP Dam Safety standards and restoring the lake, the Lake Centerton Park Homeowners Association is attempting to get funding from the Salem County Open Space Preservation Program. If adequate funding can be obtained, the LCPHA would repair the dam and then turn the lake and surrounding property over to the county and/or state to be used for public recreation.

To move the process forward, I am completing a Salem County Open Space Preservation Application. As part of this, I am requesting A Resolution of Support from Pittsgrove Township. I would appreciate it if you would present the request for the resolution of support through the appropriate township channels. For your reference, I have enclosed a copy of the draft open space application.

Please let me know if there is any additional information that is needed to help get the resolution of support and thank you again for your continued help with getting the Centerton Lake restored.

Sincerely,

Clifford C. Wheaton

Clifford C. Wheaton
Secretary/Treasurer
Lake Centerton Park Homeowners Association

# RESOLUTION NO. 2010-72

Of The Township Of Pittsgrove
In The County Of Salem , State Of New Jersey

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WHEREAS, the LCPHA took official action on April 24, 2010 to authorize the Open Space Preservation Application; and

WHEREAS the LCPHA will be filing an application with the Salem County Open Space Advisory [redacted] for Open Space Preservation which requires a resolution of support from the local municipal governing body accompany the application;

NOW THEREFORE, BE IT RESOLVED by the Township [redacted] of the Township of Pittsgrove that the Township is in support of the LCPHA's application to the Salem County Preservation Fund for preservation of Centerton Lake (Block 1503, Lot 74; Block 1501, Lot 4; and Block 1702, Lot 4).

ATTEST:

Constance S. Garton, Clerk

Linda A. DuBois, Mayor

May 12, 2010
Date

## CERTIFICATION

I certify the above to be a true and correct copy of a resolution adopted by the Pittsgrove Township [redacted] at a regular meeting of that body held May 12, 2010.

Constance S. Garton
Township Clerk

# EXHIBIT T

October 15, 2026 Salem County Letter

Salem County New Jersey

Board of County [redacted]

BEN H. LAURY, P.E.
[redacted] Director

FIFTH STREET OFFICE COMPLEX
110 FIFTH STREET, SUITE 400
SALEM, NEW JERSEY 08079

Office: [redacted] Ext. 8204
Fax: [redacted]

October 15, 2026

Dear Sir / Madam,

Please be advised that your previous proposal to donate Lake Centerton Park to the County of Salem has been declined.

While we greatly appreciate your generous offer, the long-term operational and financial responsibilities required to maintain this property do not align with our current budgetary and strategic plans. Unfortunately, allocating resources for the upkeep of this property is not feasible for the County at this time.

We sincerely hope you are able to find an organization or entity that can successfully utilize and preserve this beautiful property.

Thank you again for considering Salem County.

Sincerely,

Ben Laury
County [redacted] Director